

OFFERING MEMORANDUM

Premiere Livermore Wine Destination

5143 TESLA RD

Livermore, CA 94550

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,499,900
LOT SIZE:	4.75 Acres
BUILDING SIZE:	6,788 SF
NOI:	\$243,600.00
CAP RATE:	9.74%

LOCATION DESCRIPTION

Strategically positioned in the heart of the South Livermore Valley Wine Country, 5143 Tesla Road benefits from exceptional visibility and steady visitor traffic along one of the region’s most iconic winery corridors. Tesla Road serves as a primary gateway between Livermore, the Tri-Valley, and the foothill wine region, attracting both local residents and Bay Area visitors seeking tasting experiences, events, and outdoor recreation.

PROPERTY HIGHLIGHTS

- Four buildings: two tasting rooms, three-story tower, caretaker home
- Independent well, private sewage plant, multiple PG&E meters, extensive parking
- Covered land play
- Prime Tesla Road, South Livermore Valley location

PROPERTY DESCRIPTION



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5143 Tesla Road presents a rare opportunity to acquire a highly versatile, multi-building wine-country compound in one of Livermore Valley's most desirable corridors. Set along Tesla Road—home to some of the Valley's most visited wineries—this ± 4.75 -acre property offers a unique blend of residential, hospitality, tasting room, production, office, and event capabilities, supported by robust existing infrastructure and exceptional development upside.

The property features four distinct structures, including a $\pm 2,128$ SF caretaker's residence, a striking three-story office/residential tower, and two well-improved tasting rooms totaling nearly 4,000 SF. Additional improvements include wine production areas, temperature-controlled storage, soundproofing elements, multi-meter electrical service, extensive parking, and an independent sewage processing plant.

With PG&E service running the full depth of the parcel, a running 120-ft well, and a designation that allows for a future luxury main residence or event center, the site offers unmatched upside for winery operators, hospitality groups, estate buyers, and investors. Few properties in the South Livermore Valley combine this level of existing utility, revenue potential, and long-term development capacity.

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TECHNICAL & ZONING OVERVIEW

Rare mixed-use opportunity on Livermore’s renowned Winery Row. Situated on approximately 4.75 acres, this unique Wine Country property features an active wine tasting room, three operational on-site ABC licenses, and multiple existing income streams with room for expansion. The site includes a 2,128 sq. ft. modular residence, two additional buildings suitable for future tasting room or retail use (buyer to verify), and a distinctive three-story tower ideal for office or lookout space.

5143 Tesla Rd. offers turn-key winery and tasting infrastructure today, with potential for approximately ±13,000 SF of additional development under Alameda County Measure D. Zoning allows for winery, olive oil mill, and microbrewery uses, presenting an opportunity to emphasize diversified production beyond wine, including olive oil and craft brewing. The property may accommodate up to three separate wineries on site. Additional infrastructure includes a 100-foot-deep water well, PG&E meters, and a private sewage processing system.

PROPERTY FACTS

Parcel Size	±4.75 Acres
Zoning	A-CA (South Livermore Valley Area Plan)
Improvements	±6,788 SF (Multiple Structures)
Current Use	Operating Winery & Tasting Rooms
Frontage	Tesla Road
Surroundings	±90 Acres Permanently Protected Open Land

EXISTING STRUCTURES & IMPROVEMENTS

Tasting Rooms	Two improved buildings (tasting, production, storage)
Tower	Three-story tower (office / auxiliary use) with possible tasting room
Residential	Modular caretaker residence
Storage	Temperature-controlled container-based wine storage

TECHNICAL & ZONING OVERVIEW

Outdoor Areas	Courtyard and agricultural-support areas (winery-related use)
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INFRASTRUCTURE & UTILITIES

Electrical	400 amps; one PG&E meters capable of supporting three meters
Power Distribution	PG&E service runs full depth of parcel
Water	Private on-site well (tested)
Sewer	Independent septic / sewage system
Gas	Commercial gas service available for entire site

LICENSING & OPERATIONAL STATUS

ABC License	Type 02 – Winegrower
Event Permit	Type 81 – Wine Sales Event
Federal	TTB Bonded Winery
Sales Channels	Tasting room, wholesale, events
Transferability	Licenses transferable (buyer to verify)

ILLUSTRATIVE DEVELOPMENT SCENARIOS

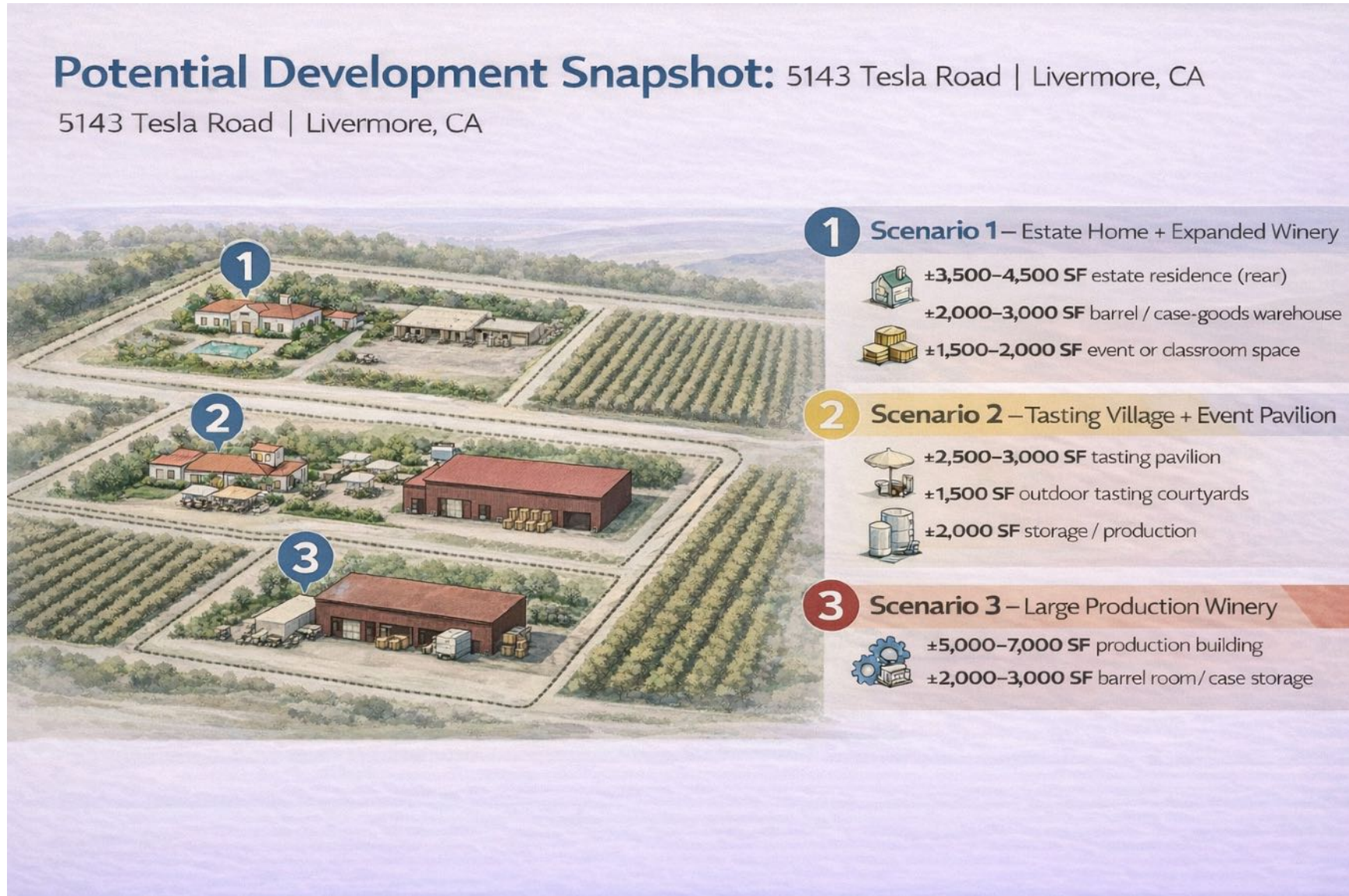
Scenario 1 – Estate Home + Expanded Winery	±3,500–4,500 SF estate residence (rear) ±2,000–3,000 SF barrel / case-goods warehouse ±1,500–2,000 SF event or classroom space
Scenario 2 – Tasting Village + Event Pavilion	±2,500–3,000 SF tasting pavilion ±1,500 SF outdoor tasting courtyards ±2,000 SF storage / production ±1,500–2,000 SF event room
Scenario 3 – Large Production Winery	±5,000–7,000 SF production building ±2,000–3,000 SF barrel room / case storage

All scenarios are illustrative only and subject to county entitlement review and buyer verification. Information deemed reliable but not guaranteed. Buyer to verify all information.

Existing licenses and equipment are excluded from the real estate offering and may be negotiated separately in connection with the sale.

Potential Development Snapshot: 5143 Tesla Road | Livermore, CA

5143 Tesla Road | Livermore, CA



1 Scenario 1 – Estate Home + Expanded Winery



±3,500–4,500 SF estate residence (rear)

±2,000–3,000 SF barrel / case-goods warehouse



±1,500–2,000 SF event or classroom space

2 Scenario 2 – Tasting Village + Event Pavilion



±2,500–3,000 SF tasting pavilion

±1,500 SF outdoor tasting courtyards



±2,000 SF storage / production

3 Scenario 3 – Large Production Winery



±5,000–7,000 SF production building

±2,000–3,000 SF barrel room / case storage

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



MODULAR HOME



COURT YARD



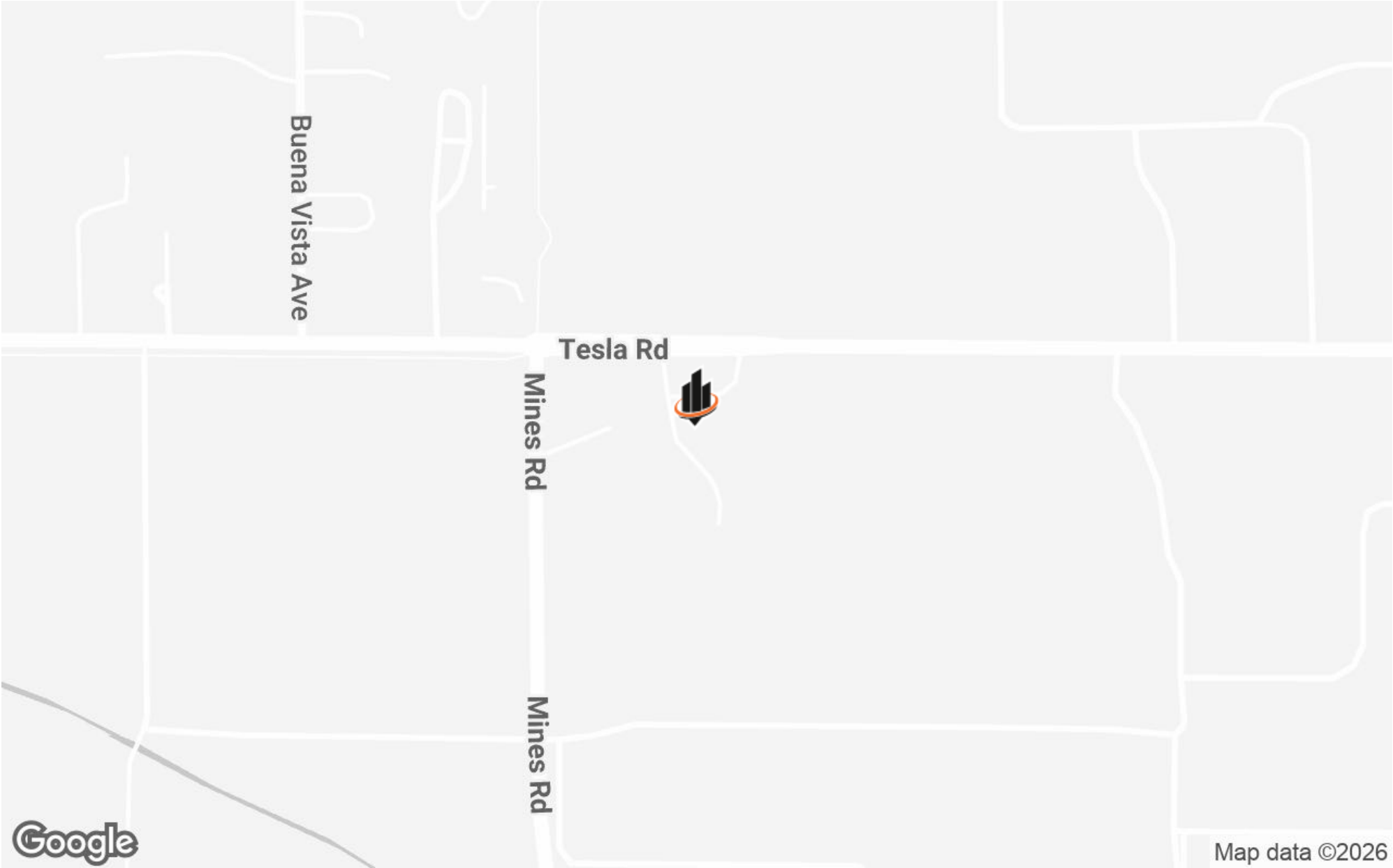
TASTING ROOMS



OFFICE TOWER



LOCATION MAP



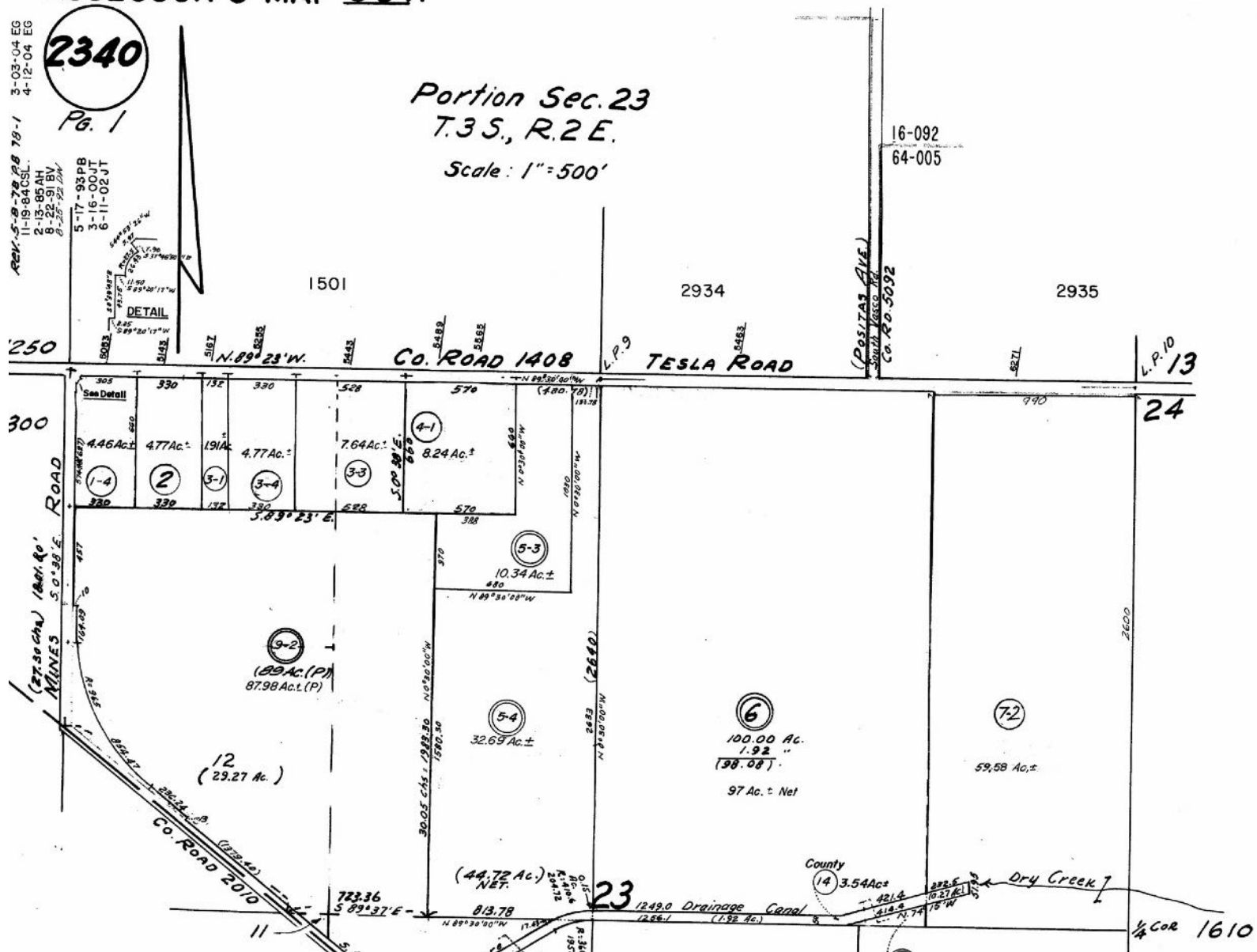
AERIAL MAP



SITE PLANS

ASSESSOR'S MAP 99A

Code Area Nos. 64-005



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$2,499,900
PRICE PER SF	\$368
PRICE PER UNIT	\$624,975
GRM	7.18
CAP RATE	9.74%
CASH-ON-CASH RETURN (YR 1)	9.74%
TOTAL RETURN (YR 1)	\$243,600

OPERATING DATA

GROSS SCHEDULED INCOME	\$348,000
TOTAL SCHEDULED INCOME	\$348,000
GROSS INCOME	\$348,000
OPERATING EXPENSES	\$104,400
NET OPERATING INCOME	\$243,600
PRE-TAX CASH FLOW	\$243,600

FINANCING DATA

DOWN PAYMENT	\$2,499,900
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INCOME & EXPENSES

INCOME SUMMARY

VACANCY COST	\$0
GROSS INCOME	\$348,000

EXPENSES SUMMARY

30% EXPENSE RATIO	\$104,400
OPERATING EXPENSES	\$104,400
NET OPERATING INCOME	\$243,600

RENT ROLL

SUITE	MARKET RENT
Tasting Room (4 Wine Vendors)	\$12,000.00
Tasting Room/ 3 BR	\$5,000.00
SFR	\$4,500.00
Tower	\$4,000.00
Parking	\$1,000.00
Storage	\$2,500.00
TOTALS	\$29,000.00

AVERAGES

